

**CITY OF SEQUIM
CITY COUNCIL MINUTES
SEQUIM CIVIC CENTER
152 WEST CEDAR STREET
SEQUIM, WA
AUGUST 8, 2016**

1. Increased Access to Public Meetings

Barbara Hanna reported on the results of a survey showing that most people are receiving city news from the Sequim Gazette and Facebook. 50% of the respondents indicated they would watch council meetings. She explained the requirements and costs to participate in the Peninsula Area Public Access channel. She also explained the options if we were to go with our current Granicus system. There is money included in the 2017 budget to proceed. There was consensus to proceed with option 2 to purchase necessary equipment and use our Granicus system.

2. Amendment to Subdivision Code for Plat Alterations

Nelson-Gross presented information concerning our current ordinance. It references appropriate RCWs but does not provide necessary steps. The purpose of this amendment is to provide more guidance to the public and the staff. There was council consensus to proceed with the amendment.

3. City Council Goals Work Plan

Bush explained the work plan that has been developed for the council goals. The plan shows the item and when it is anticipated to be completed.

Lake suggested 2019 seems like a long time to start talking about crime prevention. Lake would like us to be thinking about this much sooner. Pratt feels it could be addressed under encourage regional cooperation for common interests. Bush suggested developing a crime prevention strategy by the middle of 2017.

Lake suggested it would be good to start solar energy now. PUD has already completed an analysis. Look at cost benefit of adding solar energy now to city facilities. Bush recommends this be put into the process for January. This is development of a new goal.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Bob Lake, Pam Leonard-Ray, Dennis Smith, Ted Miller, John Miller, Candace Pratt, Genaveve Starr

CHANGES TO THE AGENDA

CEREMONIAL

REPORTS

Committee, Board and Liaison

Leonard-Ray reported that the pianos were auctioned off last Friday. One went for \$500 and another for \$600. The piano "Patsy" was not purchased. It will be refurbished and we will have "Where's Patsy?" events throughout the year. Patsy will be used as a promotional tool for 2017.

Presiding Officer

Mayor Smith reported on the special meeting of the Planning Commission where they discussed comp plan and the land use map issues that will be discussed by City Council tonight.

City Manager

PUBLIC COMMENTS

Margie Rone provided an update on the Sequim Picklers' activities and their booth at the Lavender Festival.

Sara Nicholls, new Administrative Director for the Dungeness Valley Health & Wellness Clinic, stated she just completed her quarterly report. She thanked the city for the assistance they provide. They are the only free clinic where people can be seen on the same day they come in. She outlined the services the clinic provides.

INFORMATION/COUNCIL QUESTIONS INVITED

- 4. 2nd Quarter Funding Reports
- a. Parenting Matters
- b. Chamber of Commerce

PUBLIC HEARINGS (Legislative)

- 5. Ordinance No. 2016-09 Authorizing 2016 Mid-Year Budget Amendments

Mayor Smith read the rules and opened the public hearing at 6:12 p.m.

Hagener explained the budget amendments and stated they have been presented to the Finance Committee and were reviewed by the Council on July 25, 2016. She identified the amendments being made at this time. Mayor

Smith called for speakers. Hearing no response, the public hearing was closed at 6:19 p.m.

MOTION to approve Ordinance No. 2016-09 Authorizing Mid-Year 2016 Budget Amendments by Genaveve Starr; seconded by Bob Lake. **Carried Unanimously.**

6. Ordinance No. 2016-07 Approving Zoning Code Revisions

Mayor Smith read the rules and opened the public hearing at 6:22 p.m.

Hugo stated this continues the process to implement the Comprehensive Plan land use chapter with new zoning. He explained the new zoning districts that are being developed. The Planning Commission unanimously recommended adoption as proposed. The SEPA comment period has concluded. There were no comments requiring a change to the proposed plan. Hugo explained that tough decisions were made following the 4 years of public presentations and discussions. Once a plan is developed, we are required to have zoning that is consistent with the plan. He explained the importance of the changes to the zoning map and how they will coincide with the Comp Plan.

Speakers:

Nancy Booth indicated she owns property at Port Williams and North Sequim. They recently learned of the zoning change that would remove the commercial zoning on their property. They have a buyer who is relying on the commercial zoning. It is important for them to have the commercial zone remain on their property.

Katie Gilles disclosed she is a real estate broker. She has also been a real estate appraiser. It seems to her that a neighborhood center makes all kinds of sense. She explained her reasons for leaving the commercial zone at the Booth property.

Thomas Booth stated that property has been commercial for years even before the dairy farm went out of operation. They had no idea it was going to be changed. The Sorrento proposal expired in October 2015 and included commercial. They have a potential buyer who wants to do something nice. It is important to the buyer to have that parcel remain commercial. The city should pay attention and try to work with him to get something nice. It is a safety issue to have residential on that corner.

Andrea Gilles stated the potential owner for this property has every intention of working with the city. The commercial zone is a very big part of this purchase.

Mayor Smith called for additional speakers. Hearing no response, the public hearing was closed at 6:50 p.m.

MOTION to approve Ordinance No. 2016-07 relating to amendments to SMC 18.16.050, 18.20.010, 18.20.020, Table 18.44.060 (C), and 18.59.020 and deleting section 18.44.060 to implement policy directions of the Comprehensive Plan for Single Family Residential uses as well as revisions to the Official Zoning Map for consistency with the Comprehensive Plan's Future Land Use Map, as recommended by the City Planning Commission; moved by Candace Pratt seconded by Bob Lake. Aye by Pratt, Smith, Lake. Nay by T. Miller, J. Miller, Leonard-Ray, Starr. **The vote Failed.**

Leonard-Ray questioned fences and roads and what the Comp Plan says. Hugo responded there is a policy direction and illustrations showing what it feels like to live in a community that backs up to streets. DCD is already working with developers on how to deal with this issue. Hugo explained access for the parcels.

Lake asked if it was possible to have an exemption for this small piece of property? Nelson-Gross replied that exemptions are to be looked at very carefully. Because of where we are in this process, she would be concerned about a substantial change. We would have to go through the entire process again. It is not possible to have an exception or variance here. She explained how something could be done. It could be done during the annual comp plan review or perhaps other sections of the code. T. Miller asked why the Booth property was changed?

Hugo explained that the commercial properties were developed in such a way that has created many issues. The roundabout has also created issues. The population threshold to support that much commercial does not exist.

Leonard-Ray indicated she needs to go back and read the Comp Plan to understand why the change is necessary.

Nelson-Gross cautioned that the council look at other parcels that may be in similar situations.

Hugo explained that 250 houses will not support another business in the neighborhood. Hugo suggests this could be taken up at the annual review in 2017. The developer could explain how he thinks he could make it work here.

Nelson-Gross explained that the property owner can come in and request a rezone. The property owner is not "stuck" with this zone forever.

Bush explained that we will look at interim and next steps.

CONSENT AGENDA

7. Approve/Acknowledge
 - a. City Council Meeting Minutes - July 25, 2016
 - b. Claim Voucher Recap Dated 8/8/16 Total Payments \$459,488.80

c. Fireworks Subcommittee Meeting - July 27, 2016

MOTION to approve CONSENT AGENDA made by Candace Pratt; seconded by Ted Miller. **Carried Unanimously.**

UNFINISHED BUSINESS

8. Award Pavement Preservation Contract

Matt Klontz reported that the bid opening for this is August 12. It is requested that Council allow the City Manager to do a few things so that we can start this project without having to wait until the next council meeting to get approval. The Public Works crew was busy working on the reuse parking project which has caused delays in starting this process. He explained that a test section will be completed on Klahn using a paving machine on the alleyway. It is hopeful it will solve the issue of maintaining our alleyways. The plan is to overlay with millings in the alleyways. We have received complaints on this alleyway.

MOTION to authorize the City Manager, or his designee, to award the contract up to the Engineer's estimate amount of \$429,000 plus an additional 10% contingency and to authorize the City Manager, or his designee, to enter into a contract with the lowest responsive and responsible bidder, or to reject all bids as it best serves the interests of the City by Bob Lake; seconded by Ted Miller. **Carried Unanimously.**

9. Local Agency Supplement to Fir Street Grant

Klontz stated the environmental document has been completed at the federal level. We can now begin the right of way phase. 86.5% of this project is funded. There is a required \$27K City match which will come from transportation impact fees. Right of way acquisition is on critical path and is key to begin so we can begin construction late 2017. There will be temporary easements that are needed. Clallam County distributes this funding.

Bush added that we need to continue on this project. This is a 10-year process. Klontz is in close communication with the school district. The school's right-of-way is actually where the street is located now. We will be asking them to dedicate that section to the city. Utility stub outs are being left in appropriate places in the event the school district needs utility connections in the future.

MOTION to direct the Mayor to sign two originals of Local Agency Supplement No 1 and return to Public Works for transmittal to the State for execution by WSDOT Local Programs by Bob Lake; seconded by Ted Miller. **Carried Unanimously.**

NEW BUSINESS

10. Resolution R2016-22 Vacating a Utility Easement - Uso Family Trust

Deschenes explained the issues surrounding this request. There is a 20' utility easement dedicated to the city. The city only needs 10' of this easement for utilities.

MOTION to approve Resolution R2016-22 and authorize the Mayor to sign the Quit Claim Deed by Ted Miller; seconded by Pam Leonard-Ray. **Carried Unanimously.**

GOOD OF THE ORDER

Pratt reminded everyone that Sunday is the Rotary Salmon Bake at the Boys & Girls Club.

Smith stated the City Manager sent out an email regarding his performance appraisal. The council had previously agreed to revisit this in August. Following discussion, it was agreed to do the performance appraisal in August 2017.

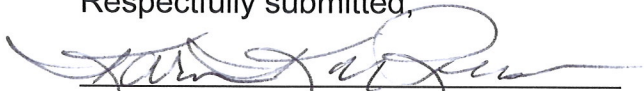
PUBLIC COMMENTS (Please limit comments to 3 minutes each)


EXECUTIVE SESSION

NEXT MEETING DATE Mayor Smith announced the next meeting dates of August 22, 2016 (Cancelled); September 12, 2016 (2:30 p.m.); September 26, 2016 (5:00 p.m.)

ADJOURNMENT at 8:00 p.m.

Respectfully submitted,


Karen Kuznek-Reese, MMC
City Clerk


Dennis Smith
Mayor

Minutes approved at a regular Council meeting held on September 12, 2016.